



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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<b>To</b>	Development Permit Panel	<b>Date</b>	June 6, 2005
<b>From</b>	Holger Burke Acting Director of Development	<b>File</b>	DV 05-295526
<b>Re</b>	<b>Application by Sanford Design Group for a Development Variance Permit at 13900 Maycrest Way</b>		

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### Staff Recommendation

That a Development Variance Permit be issued for a proposed light industrial building at 13900 Maycrest Way to reduce the public road setback from 6 m (19 69 ft ) to 3 m (9 842 ft ) along Highway 91

Holger Burke  
Acting Director of Development

KE blg  
Att

## Staff Report

### Origin

Sanford Design Group has applied to the City of Richmond for permission to reduce the public road setback from 6 m (19 69 ft ) to 3 m (9 842 ft ) along Highway 91 for a light industrial building located at 13900 Maycrest Way (Business Park Industrial District I3)

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements

### Background

Development surrounding the subject site is as follows

To the north, existing light industrial buildings zoned Business Park Industrial District (I3),

To the east, a light industrial building currently under construction where a Development Variance Permit application is being processed (13980 & 13988 Maycrest Way DV 05-290082),

To the south, Highway 91 on ramp approach to the Knight Street Bridge The actual paved highway is situated at a higher elevation than the subject site and is separated by a 30 m (98 ft ) strip of open space (grass) between the property line and edge of the pavement, and

To the west, existing light industrial building zoned Business Park Industrial District (I3)

### Staff Comments

The site is situated with two (2) public road frontages (Maycrest Way and Highway 91) The City's zoning and Development Bylaw requires a 6 m (19 69 ft ) setback for buildings along a public road A separate Development Variance Permit application is also being considered on the neighbouring property to the east at 13980 and 13988 Maycrest Way (DV 05-290082) The reduced setback from Highway 91 was reviewed by the Ministry of Transportation who have identified no further requirements or objections to the setback relaxation Staff have no concerns or objections to proposed variance

### Analysis

#### *Conditions of Adjacency*

- The variance proposes to reduce the public road setback along Highway 91 in order to allow a light industrial building to be situated 3 m (9 842 ft ) closer to the south property line This variance is reasonable as a 30 m (98 ft ) wide open space exists between the actual paved portion of the highway and edge of the Highway 91 right-of-way This strip of open space is primarily used as a drainage culvert for the highway and is covered with grass There is also a significant grade difference as the subject site is well below the highway Based on the existing adjacency with Highway 91, staff have no significant objections to reducing the setback
- The building elevation along the south property line (Highway 91 frontage) consists of a two-storey (7 62 m or 25 ft ) light industrial building, which is well below the height regulations in the Business Park Industrial District (I3) zone (12 m or 39 ft ) Building materials along this elevation consists of tilt-up painted concrete with reveals and glazing for the second storey warehouse area

***Urban Design and Site Planning***

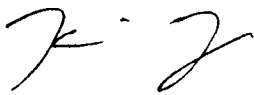
- The site plan is arranged with all vehicle access to Maycrest Way. Off-street parking is situated on the west with loading bay functions to the east.

***Landscape Design and Open Space Design***

- A landscape plan has been submitted and proposes a majority of plantings to be implemented at the north and south edges of the site.
- An existing sanitary sewer right-of-way (3 m wide) runs along the south property line. As a result, plantings are limited to small shrubs/plants and related groundcovers to avoid potential conflicts with any sewer lines.
- A landscaping Letter of Credit will be required prior to forwarding this application to Council and is based on the estimated costs of plants and installation.

**Conclusions**

Staff support this Development Variance Permit application as all conditions of adjacency have been addressed pertaining to the reduced setback along the south property line.



Kevin Eng  
Planning Technician – Design  
(604-247-4626)

KE blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$17,759.20



**City of Richmond**

6911 No 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**  
 Development Applications Department

**DV 05-295526** **Attachment 1**

Address 13900 Maycrest Way  
 Applicant Sanford Design Group Owner Canadian Duty Free  
 Planning Area(s) East Cambie Area Plan  
 Floor Area Gross 6,306 m<sup>2</sup> Floor Area Net 6,306 m<sup>2</sup>

	Existing	Proposed
Site Area	7,976 m <sup>2</sup>	7,976 m <sup>2</sup>
Land Uses	Vacant parcel designated for light industrial uses	Two-storey light industrial building
OCP Designation (General Land Use Map)	Business and Industry	No change
East Cambie Area Plan	Industrial	Proposal complies with designation
Zoning	Business Park Industrial District I3	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1 0	0 79	none permitted
Lot Coverage	Max 50%	49 4%	none
Road Setback – Maycrest Way	Min 6 m	6 m	none
Road Setback – Highway 91	Min 6 m	3 m	Reduce by 3m
Height (m)	Max 12 m	7 62 m	none



No DV 05-295526

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To the Holder                      SANFORD DESIGN GROUP  
Property Address                13900 MAYCREST WAY  
Address                              C/O DAVE SANFORD  
   205 – 3751 JACOMBS ROAD  
   RICHMOND, BC V6V 2R4

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- 1 This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The "Richmond Zoning and Development Bylaw No 5300" is hereby varied as follows
  - a) Reduce the public road setback from 6 m (19 69 ft ) to 3 m (9 842 ft ) along Highway 91 as shown on Plan #1 attached hereto
- 4 Landscaping shall be implemented according to Plan #2 attached hereto
- 5 As a condition of the issuance of this Permit, the City is holding the security in the amount of \$17,759 20 to ensure that development is carried out in accordance with the terms and conditions of this Permit Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived
- 6 If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full

# Development Variance Permit

No DV 05-295526

To the Holder                      SANFORD DESIGN GROUP  
Property Address                  13900 MAYCREST WAY  
Address                              C/O DAVE SANFORD  
    205 – 3751 JACOMBS ROAD  
    RICHMOND, BC V6V 2R4

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7 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof

This Permit is not a Building Permit

AUTHORIZING RESOLUTION NO  
DAY OF                              ,

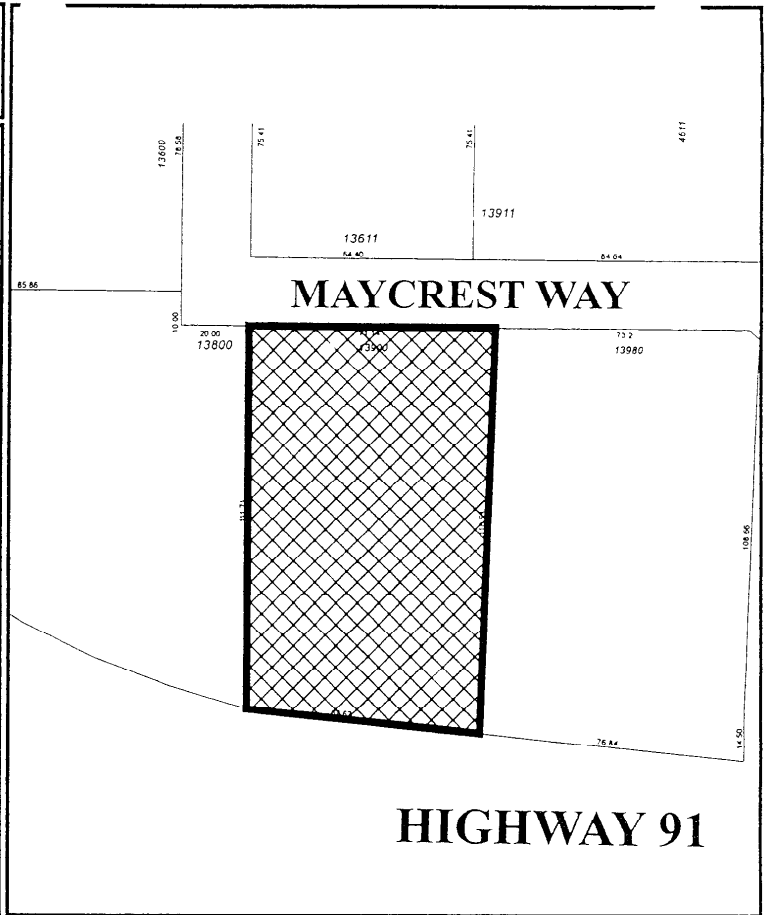
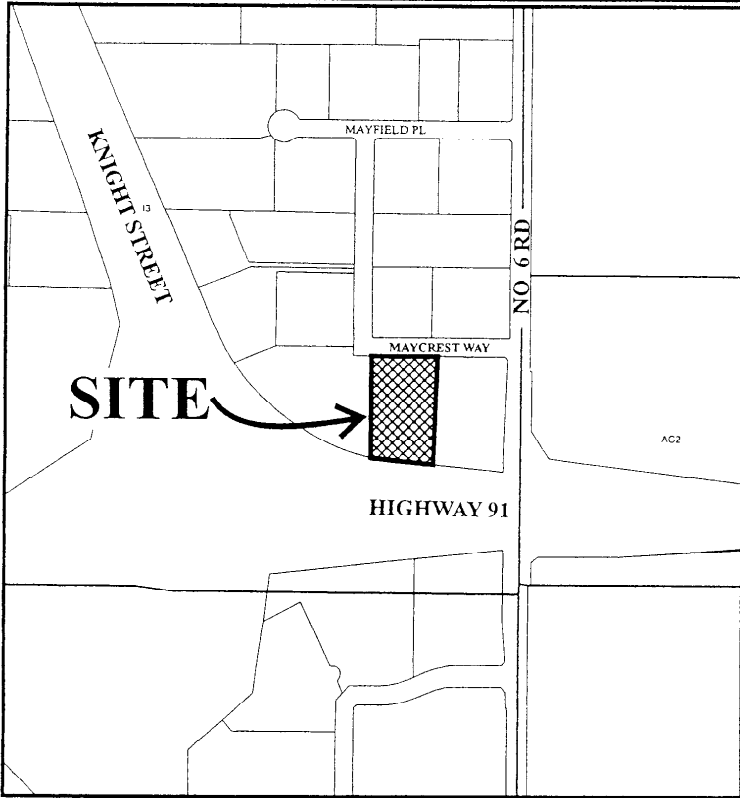
ISSUED BY THE COUNCIL THE

DELIVERED THIS              DAY OF                              ,

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MAYOR



# City of Richmond



DV 05-295526  
SCHEDULE "A"

Original Date 03/30/05

Revision Date

Note Dimensions are in METRES

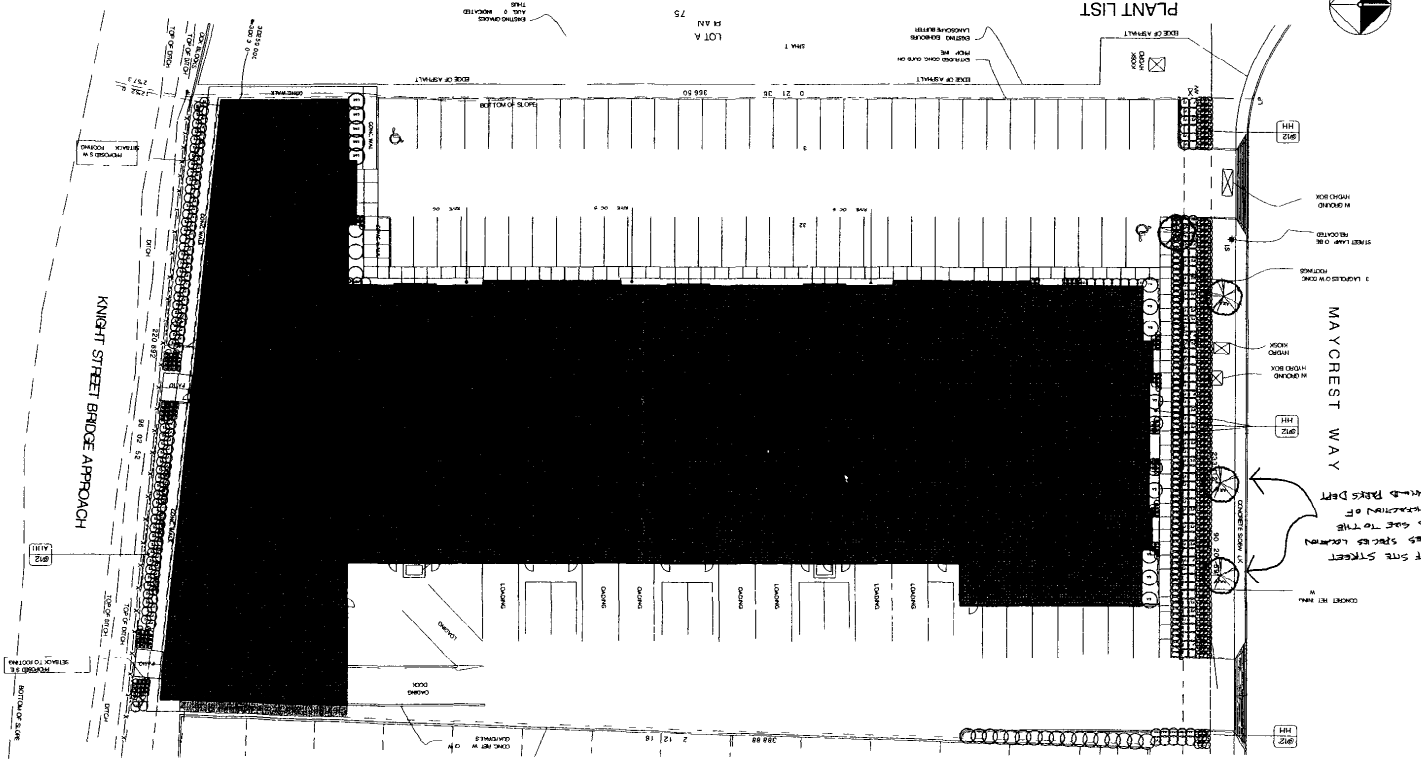




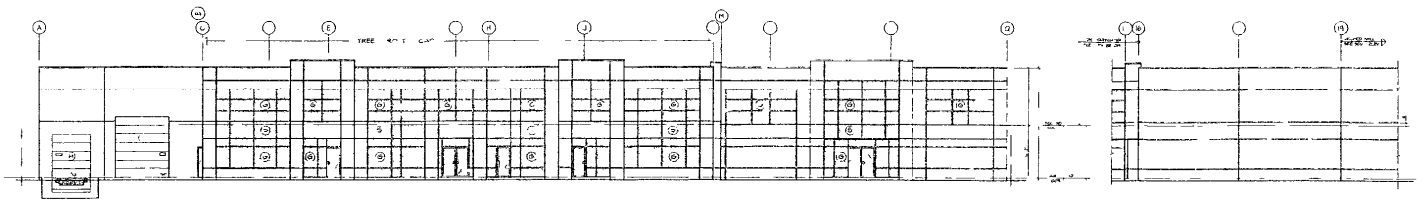
JUN 06 2005  
 #2  
 DV-05-295526

NOTES:  
 1. ALL MATERIALS AND SPECIFICATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 2. ALL MATERIALS AND SPECIFICATIONS SHALL BE APPROVED BY THE MOST RECENT FORMER STOCK AND THE BEST STANDARDS FOR CONTEMPORARY PLANTS.  
 3. IN CASE OF THIS PLANT LIST BEING REFERRED TO BY OTHER CONTRACTORS, THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS. THE WORK IS TURNED OVER TO THE CONTRACTOR.  
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBMITTAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL CONSTITUTE A BREACH OF CONTRACT AND BE REFERRED TO THE LANDSCAPE ARCHITECT.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS. THE WORK IS TURNED OVER TO THE CONTRACTOR.

KEY	QTY	SYMBOL	COMMON NAME	SIZE
1	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
2	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
3	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
4	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
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48	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
49	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA
50	1	Circle with cross	PLANTING MATERIAL	6" - 8" CAL. BAR 1-1/2" DIA

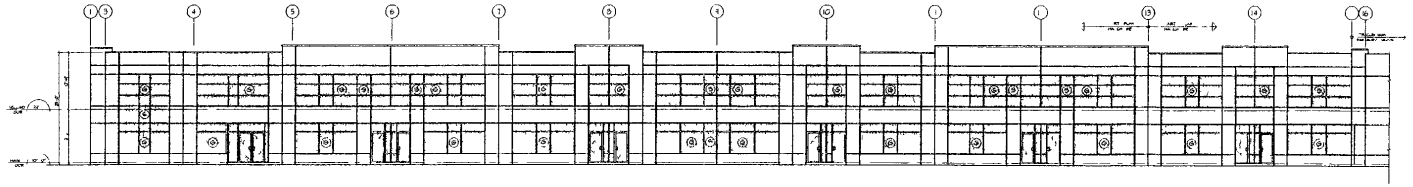


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 LOCATION OF  
 THE  
 PARKS DEPT

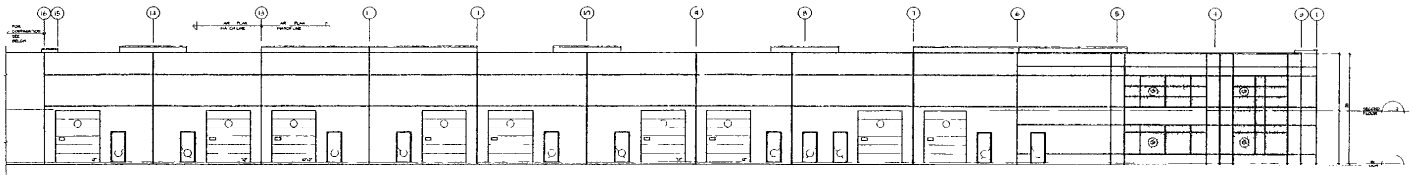


NORTH ELEVATION AC 3'-10\"/>

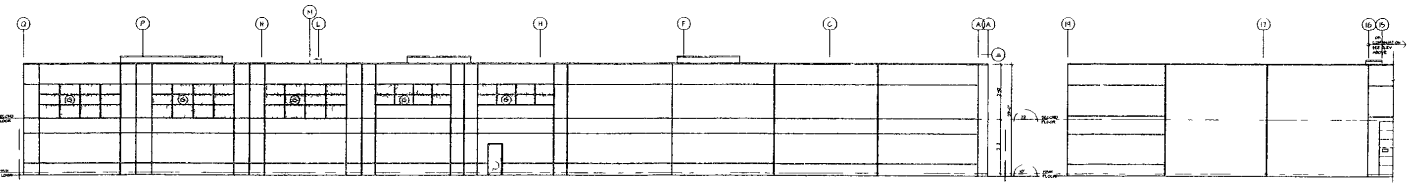
WEST ELEVATION PART 1 ADJACENT PROPERTY



WEST ELEVATION PART 1 FACES ADJACENT PROPERTY



EAST ELEVATION PART 1 ADJACENT PROPERTY



SOUTH ELEVATION PART 1 ROUNDED CORNER OR D. RAIN

EAST ELEVATION PART 1 ADJACENT PROPERTY

GLAZING SCHEDULE

- ① WINDOW TYPE: DOUBLE GLAZING WITH 1/2\"/>
- ② WINDOW TYPE: DOUBLE GLAZING WITH 1/2\"/>
- ③ WINDOW TYPE: DOUBLE GLAZING WITH 1/2\"/>
- ④ WINDOW TYPE: DOUBLE GLAZING WITH 1/2\"/>

EXTERIOR FINISH LEGEND

- ① FINISH: STAINLESS STEEL
- ② FINISH: BRASS
- ③ FINISH: POLISHED BRASS
- ④ FINISH: POLISHED BRASS

PAN SCHEDULE

- ① WINDOW PAN
- ② WINDOW PAN

Reference Plan

MAP 14-2085

<p><b>PROJECT</b></p> <p>NO. 14-2085</p> <p>DATE: 10/10/05</p> <p>SCALE: AS SHOWN</p>	<p><b>sanford design group</b></p> <p>BUILDING &amp; INTERIOR DESIGN CONSULTANTS</p>	<p><b>ARCHITECT</b></p> <p>MICHAEL D. BARLEY</p> <p>DATE: 10/10/05</p> <p>SCALE: AS SHOWN</p>	<p><b>DESCRIPTION</b></p> <p>RAMP ED HALL IDEAS CONCRETE WAREHOUSE AND OFFICE COMPLEX FOR</p> <p>FILE NO. 14-2085</p>
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